

OVERSIGHT BOARD RESOLUTION NO. 2014-06

**RESOLUTION OF THE OVERSIGHT BOARD TO THE
SUCCESSOR AGENCY FOR THE REDEVELOPMENT
AGENCY OF THE CITY OF CHULA VISTA APPROVING
A PLAN FOR THE FUTURE DISTRIBUTION TO
AFFECTED TAXING ENTITIES OF ALL REAL
PROPERTY SALE PROCEEDS RECEIVED THROUGH
IMPLEMENTATION OF THE LONG-RANGE PROPERTY
MANAGEMENT PLAN**

WHEREAS, Assembly Bill ("AB") 26, as amended in AB 1484, together, being referenced below as the "Dissolution Act" dissolved redevelopment agencies, and required successor agencies to wind down redevelopment agencies' affairs; and

WHEREAS, pursuant to the Dissolution Act, all real property owned by the dissolved Redevelopment Agency of the City of Chula Vista ("RDA") has been transferred to the control of the Successor Agency for the Redevelopment Agency of the City of Chula Vista ("Successor Agency"); and

WHEREAS, Health and Safety Code Section 34191.5(b) required the Successor Agency, to prepare a long-range property management plan ("Property Management Plan" or "LRPMP") that addresses the disposition and use of the real properties of the RDA; and

WHEREAS, Health and Safety Code Section 34191.5(b) also required the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance by the California Department of Finance ("DOF") to the Successor Agency of a "finding of completion" pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency received its "finding of completion" from the Department of Finance on May 7, 2013; and

WHEREAS, the Successor Agency timely prepared, and the Oversight Board timely approved, an initial Property Management Plan (Original "LRPMP"), and timely submitted the Original LRPMP to the DOF; and

WHEREAS, on March 19, 2014, the DOF rejected the Original LRPMP and provided comments to the Successor Agency's staff in its letter of rejection; and

WHEREAS, the Successor Agency promptly prepared, and the Oversight Board promptly approved, a revised LRPMP based upon DOF comments, containing all information required under Health and Safety Code section 34191.5 revised to conform with the DOF's perspective as to the disposition of certain properties; and

WHEREAS, upon its continued communication with the DOF, the Successor Agency's staff is informed and believes that the sole impediment to the DOF's approval of the revised LRPMP is the absence, to date, of an Oversight Board approval of a resolution specifying the Successor Agency's plan for the future distribution to affected taxing entities of all real property sale proceeds received through implementation of the Property Management Plan as approved by DOF ("Sale Proceeds"); and

WHEREAS, approval of the Future Distribution Plan is not a "Project" under section 15378 of the California Environmental Quality Act ("CEQA") Guidelines because the proposed action consists of administrative activity that will not result in direct or indirect physical changes to the environment and, as such, pursuant to section 15061(b)(3) of the CEQA Guidelines is not subject to CEQA; and

WHEREAS, at its regular and duly noticed meeting of July 14, 2014, the Oversight Board met, and considered this Resolution delineating the Future Distribution Plan for Sale Proceeds as it was recommended for approval by the Successor Agency's staff, along with all evidence presented, both in favor and against the Future Distribution Plan, if any.

NOW, THEREFORE, BE IT RESOLVED by The Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Chula Vista, that:

Section 1. The Recitals set forth above, inclusive of all defined terms, are true and correct and are incorporated into this Resolution by this reference.

Section 2. The following Future Distribution Plan is hereby approved. The Successor Agency's future distribution to affected taxing entities of all Sale Proceeds received through implementation of the LRPMP, shall be as property tax pursuant to Health and Safety Code section 34191.5(C)(2)(B).

Section 3. The City Manager, in his capacity as Executive Director of the Successor Agency, or his designee, is hereby authorized and directed to take any action necessary and appropriate to carry out the purposes of this Resolution in compliance with applicable law, including but not limited to the Dissolution Act, *e.g.*, the City Manager shall facilitate the implementation of the Successor Agency's Property Management Plan and the distribution of Sale Proceeds in accord with resolution now approved.

Section 4. Effective Date. Pursuant to Health and Safety Code Section 34179(h), all actions taken by the Oversight Board may be reviewed by the DOF, and this Resolution shall not be effective for five (5) business days, pending its review and approval by the DOF, within that time or as extended in accord with law.

PASSED, APPROVED, and ADOPTED by the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Chula Vista, this 14th day of July 2014, by the following vote:

AYES:	Members:	Crockett, Esquivel, Kluth, Thompson, Watson, Yanda
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NAYS:	Members:	n/a
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ABSENT:	Members:	Desrochers
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ABSTAIN:	Members:	n/a
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David E. Watson, Chair

ATTEST:


Eric C. Crockett, Secretary

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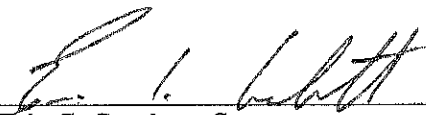
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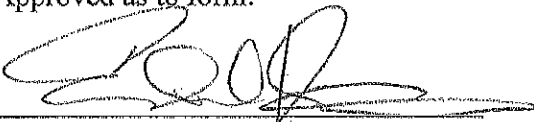
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Eric C. Crockett, Secretary of the Oversight Board to the Successor Agency for the Redevelopment Agency of the City of Chula Vista, California, do hereby certify that the foregoing Oversight Board Resolution No. 2014-06 was duly passed, approved, and adopted by the Oversight Board at a regular meeting of the Oversight Board to the City of Chula Vista Successor Agency held on the 14th day of July 2014.

Executed: July 14, 2014


Eric C. Crockett, Secretary

Approved as to form:


Edward Z. Kotkin
Oversight Board Counsel

OVERSIGHT BOARD RESOLUTION NO. 2014-05

**RESOLUTION OF THE OVERSIGHT BOARD TO THE
REDEVELOPMENT AGENCY TO THE CITY OF CHULA
VISTA APPROVING THE LONG-RANGE PROPERTY
MANAGEMENT PLAN REQUIRED UNDER HEALTH AND
SAFETY CODE SECTION 34191.5**

WHEREAS, Assembly Bill ("AB") 26, as amended in AB 1484, dissolved redevelopment agencies and required successor agencies to conduct the winding down of the former redevelopment agencies' affairs; and

WHEREAS, pursuant to Health and Safety Code section 34191.5(a) a Community Redevelopment Property Trust Fund ("CRPTF") has been created to serve a repository of the former redevelopment agency's real properties identified in Health and Safety Code section 34179.5(c)(5)(C) and which is administered by the Successor Agency; and

WHEREAS, Health and Safety Code Section 34191.5(b) requires the Successor Agency, to prepare a long-range property management plan ("Property Management Plan" or "LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency, as found in the CRPTF; and

WHEREAS, Health and Safety Code Section 34191.5(b) also requires the Successor Agency to submit the Property Management Plan to the Successor Agency's Oversight Board and the Department of Finance for approval no later than six months following the issuance to the Successor Agency of a "finding of completion" pursuant to Health and Safety Code Section 34179.7; and

WHEREAS, the Successor Agency received its "finding of completion" from the Department of Finance on May 7, 2013; and

WHEREAS, the Successor Agency prepared a long-range Property Management Plan (Original "LRPMP") that contained all the information required under Health and Safety Code Section 34191.5 and timely submitted the LRPMP to the State Department of Finance; and

WHEREAS, on March 19, 2014, the State Department of Finance rejected the Original LRPMP and provided comments to Successor Agency staff in its letter of rejection; and

WHEREAS, the Successor Agency has prepared a revised LRPMP ("Property Management Plan" or "LRPMP") based on comments provided by DOF that contains all the information required under Health and Safety Code section 34191.5; and

WHEREAS, the Successor Agency also has the ability to challenge the denial of the Original LRPMP via litigation against the State Department of Finance in the Sacramento

Superior Court and reserves said right to pursue litigation and any other rights it may have to dispute the denial of the Original LRPMP; and

WHEREAS, approval of the LRPMP is not a "Project" under section 15378 of the California Environmental Quality Act ("CEQA") Guidelines because the proposed action consists of administrative activity that will not result in direct or indirect physical changes to the environment and, as such, pursuant to section 15061(b)(3) of the CEQA Guidelines is not subject to CEQA; and

WHEREAS, at its regular and duly noticed meeting of May 12, 2014, the Oversight Board met, and considered the LRPMP as it was approve by the Successor Agency and recommended for approval by staff, along with all evidence presented, both in favor and against the plan, if any;

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Redevelopment Agency of the City of Chula Vista, that:

Section 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. It approves the Long Range Property Management in substantially the form presented, and with such minor modifications as may be required or approved by the City Attorney, acting in his capacity as General Counsel to the Successor Agency.

Section 3. The City Manager, in his capacity as Executive Director of the Successor Agency, or his designee is authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the Long Range Property Management Plan, including submitting the Property Management Plan to the State of California Department of Finance and posting the approved Property Management Plan on the Successor's Agency's website.

Section 5: The Successor Agency objects to the Department of Finance's denial of the original LRPMP and submits the LRPMP under protest. The Successor Agency, while complying with DOF's directions under protest, reserves any and all rights to seek any and all remedies in any forum to reverse DOF's denial of the original LRPMP and to pursue approval of the original LRPMP.

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PASSED, APPROVED, and ADOPTED by the Oversight Board to the City of Chula Vista Successor Agency for the Redevelopment Agency of the City of Chula Vista, this 12th day of May 2014, by the following vote:

AYES: Members: Crockett, Esquivel, Kluth, Thompson, Watson, Yanda

NAYS: Members:

ABSENT: Members: Desrochers

ABSTAIN: Members:


David E. Watson, Chair

ATTEST:


Eric C. Crockett, Secretary

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STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Eric C. Crockett, Secretary of the Oversight Board to the City of Chula Vista Successor Agency for the Redevelopment Agency of the City of Chula Vista, California, do hereby certify that the foregoing Oversight Board Resolution No. 2014-05 was duly passed, approved, and adopted by the Oversight Board at a regular meeting of the Oversight Board to the City of Chula Vista Successor Agency held on the 12th day of May 2014.

Executed: May 12, 2014



Eric C. Crockett, Secretary

Approved as to form:



Edward Z. Kotkin
Oversight Board Counsel

LONG RANGE PROPERTY MANAGEMENT PLAN: PROPERTY INVENTORY DATA

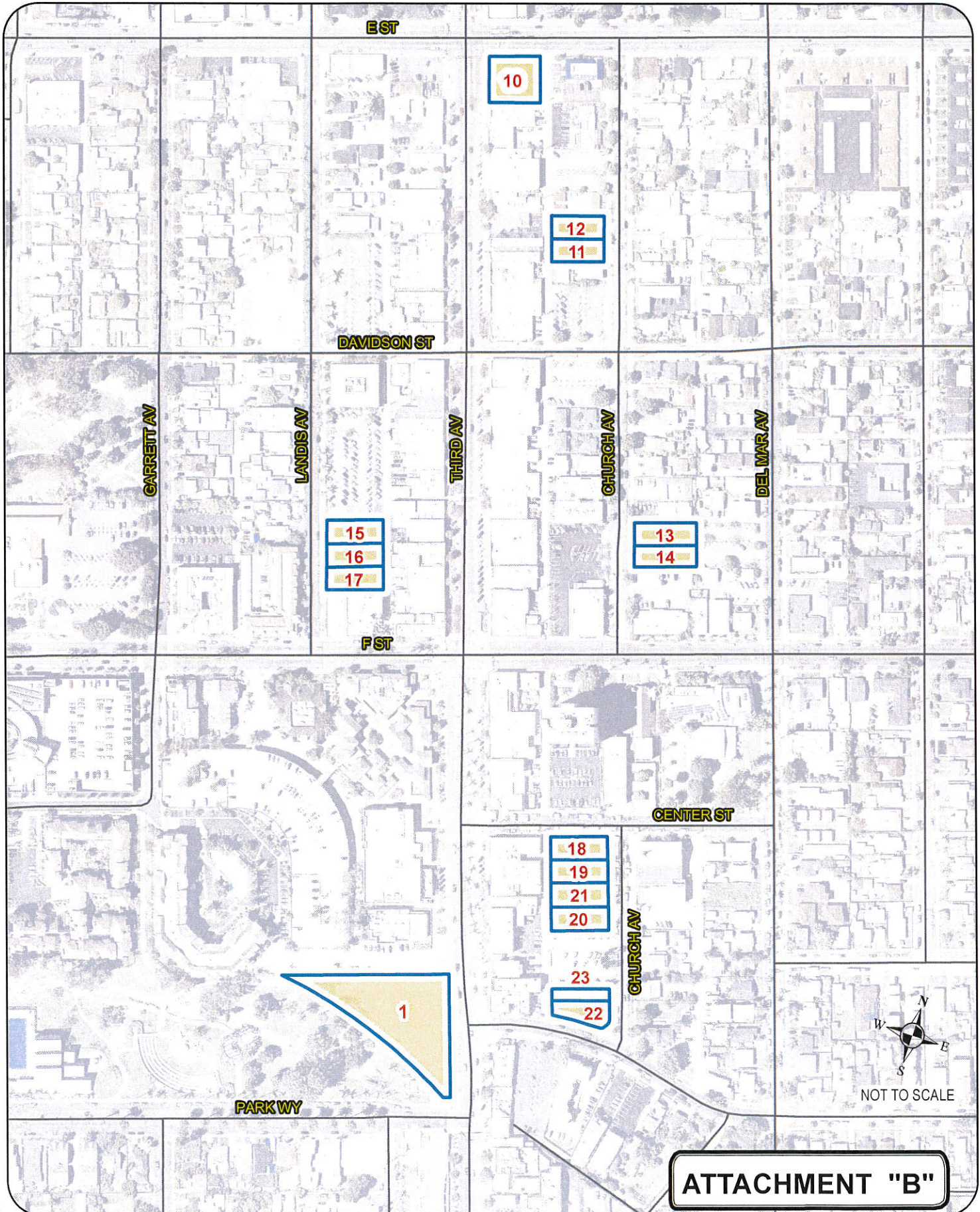
No.	Property Type	HSC 34191.5 (c)(2)		HSC 34191.5 (c)(1A)		SALE OF PROPERTY		HSC 34191.5 (c)(1)(B)		HSC 34191.5 (c)(1)(C)		Lot Size	Current Zoning	Estimate of Current Parcel Value	Estimate of Income/Revenue
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Proposed Sale Value	Proposed Sale Date	Purpose for which property was acquired				
1	Park	Governmental Use	Memorial Park	6/20/1978	Not Applicable	\$0	Market	June 1, 2013	\$0	Not applicable	Museum/Park	356-60 3rd Ave	5683004400	\$0	0
2	Vacant Lot/Land	Sale of Property	Commercial	10/7/1987	\$1,448,110	\$315,000	Appraised	April 9, 2013	\$315,000	July 2014	Commercial development	789 E St	5683100900	\$315,000	0
3	Vacant Lot/Land	Sale of Property	Commercial	10/7/1987			Appraised	June 1, 2013	\$0		Commercial development	Bay Blvd and E St	5683102500		0
4	Park	Governmental Use	Park	5/29/79	\$78,700	\$0	Market	June 1, 2013	\$0	Not applicable	Park	Lagoon and Bay Blvd	5670213201	\$0	0
5	Park	Governmental Use	Park	5/29/80	\$40,355	\$0	Market	June 1, 2013	\$0	Not applicable	Park	Lagoon and Bay Blvd	5670213500		0
6	Vacant Lot/Land	Governmental Use	Open Space Preserve	8/17/1987	\$212,805	\$0	Market	June 1, 2013	\$0	Not applicable	Open Space Preserve	999 Lagoon Dr	5670110400	\$0	0
7	Vacant Lot/Land	Governmental Use	Open Space Preserve	6/3/1986	\$417,750	\$0	Market	June 1, 2013	\$0	Not applicable	Open Space Preserve	980 F St/300 Marina Pkwy	5670101800	\$0	0
8	Vacant Lot/Land	Governmental Use	Open Space Preserve	11/9/1983	\$1,600,000	\$0	Market	June 1, 2013	\$0	Not applicable	Open Space Preserve	980 F St/980 Lagoon Dr	5670101900	\$0	0
9	Vacant Lot/Land	Governmental Use	Open Space Preserve	8/19/1993	\$1,000,000	\$0	Market	June 1, 2013	\$0	Not applicable	Open Space Preserve	Clay Valley Rd	6440420200	\$0	0
10	Vacant Lot/Land	Sale of Property	Development	5/7/2003	\$350,000	\$450,000	Market	May 1, 2013	\$450,000	July 2014	Mixed-Use Development	201 3rd Ave	5680710100	\$450,000	0
11	Parking Lot/Structure	Sale of Property	CITY PARKING LOT #11	11/01/1988	\$121,089	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	232 Church Ave	5680712100	\$49,160	\$5000/year
12	Parking Lot/Structure	Sale of Property		10/23/1988	\$204,550	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	230 Church Ave	5680712200	\$49,160	-
13	Parking Lot/Structure	Sale of Property	CITY PARKING LOT #6	11/13/1988	\$126,108	\$52,000	Market	June 1, 2013	\$52,000	Not applicable	Public Parking	281 Church Ave	5681020800	\$52,000	\$14,000/year
14	Parking Lot/Structure	Sale of Property		11/01/1988	\$251,477	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	287 Church Ave	5681020900	\$49,160	-
15	Parking Lot/Structure	Sale of Property	CITY PARKING LOT #3	3/4/1988	\$320,000	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	281-285 Landis Ave	5681520200	\$49,160	-
16	Parking Lot/Structure	Sale of Property		3/4/1988	\$319,982	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	287 Landis Ave	5681520300	\$49,160	\$25,500/year
17	Parking Lot/Structure	Sale of Property		2/2/1989	\$131,503	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	311 F St	5681522900	\$49,160	-
18	Parking Lot/Structure	Sale of Property	CITY PARKING LOT #7		\$303,650	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	288 Center St	5683340500	\$49,160	-
19	Parking Lot/Structure	Sale of Property		8/9/1990	\$313,750	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	336 Church Ave	5683340600	\$49,160	\$12,500/year
20	Parking Lot/Structure	Sale of Property			\$309,900	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	342 Church Ave	5683340800	\$49,160	-
21	Parking Lot/Structure	Sale of Property		3/3/1992	\$315,600	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	338 Church Ave	5683340700	\$49,160	-
22	Parking Lot/Structure	Sale of Property	CITY PARKING LOT #6	(03/03/1992)	\$191,975	\$49,160	Market	June 1, 2013	\$49,160	Not applicable	Public Parking	358 Church Ave	5683510400	\$49,160	\$2000/year
23	Parking Lot/Structure	Sale of Property		(03/03/1992)		\$49,160	Market	June 1, 2013	\$21,960	Not applicable	Public Parking	362 Church Ave	5683510500	\$21,960	-

LONG RANGE PROPERTY MANAGEMENT PLAN: PR

No.	Property Type	HSC 34191.5 (c)(2)	HSC 34191.5 (c)(1)(F) History of environmental contamination, studies, and/or remediation, and designation as a brownfield site	HSC 34191.5 (c)(1)(G) Description of property's potential for transit oriented development	HSC 34191.5 (c)(1)(H) Advancement of planning objectives of the successor agency	HSC 34191.5 (c)(1)(I) History of previous development proposals and activity
1	Park	Governmental Use	No	No	Civic Use	Museum
2	Vacant Lot/Land	Sale of Property	Yes, burn ash	No	Bayfront Master Plan	Steel Manufacturing
3	Vacant Lot/Land	Sale of Property	Yes, burn ash	No	Bayfront Master Plan	Steel Manufacturing
4	Park	Governmental Use	Yes, burn ash	No	Bayfront Master Plan	Light Industrial: Boat Manufacturing, Water Processing
5	Park	Governmental Use	Yes	No	Bayfront Master Plan	Light Industrial: Boat Manufacturing, Water Processing
6	Vacant Lot/Land	Governmental Use	Yes, burn ash	No	Bayfront Master Plan	Motel
7	Vacant Lot/Land	Governmental Use	Yes	No	Bayfront Master Plan	Motel
8	Vacant Lot/Land	Governmental Use	Yes	No	Bayfront Master Plan	Motel
9	Vacant Lot/Land	Governmental Use	Yes	No	Environmental Mitigation	None
10	Vacant Lot/Land	Sale of Property	yes, remediated	No	Town Centre 1 Project Area	78 Gas Station
11	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
12	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
13	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
14	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
15	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
16	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
17	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
18	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
19	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
20	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
21	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
22	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential
23	Parking Lot/Structure	Sale of Property	No	No	Town Centre 1 Project Area	Single Family Residential

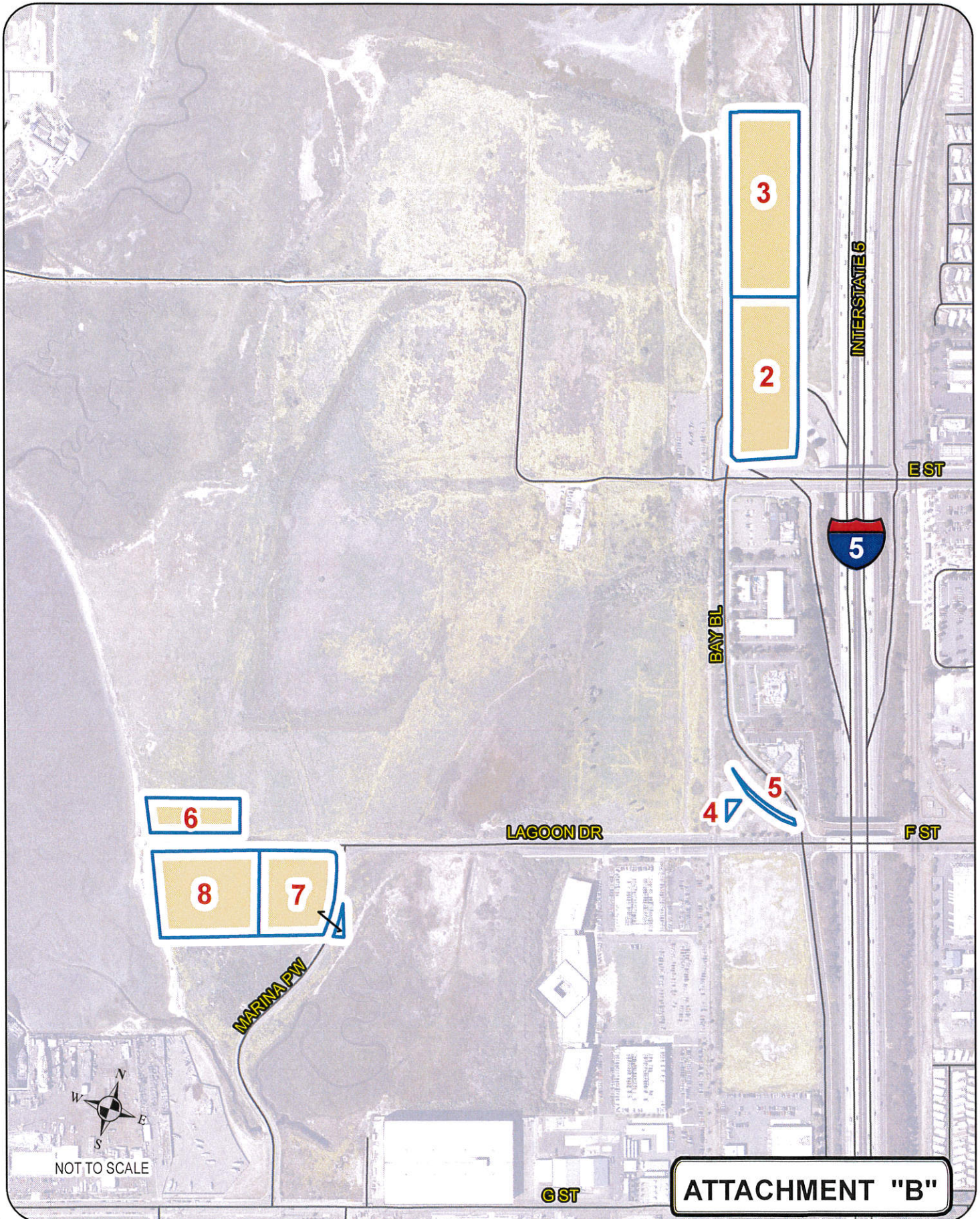


Long Ranch Property Management Plan: Property Inventory Parcels



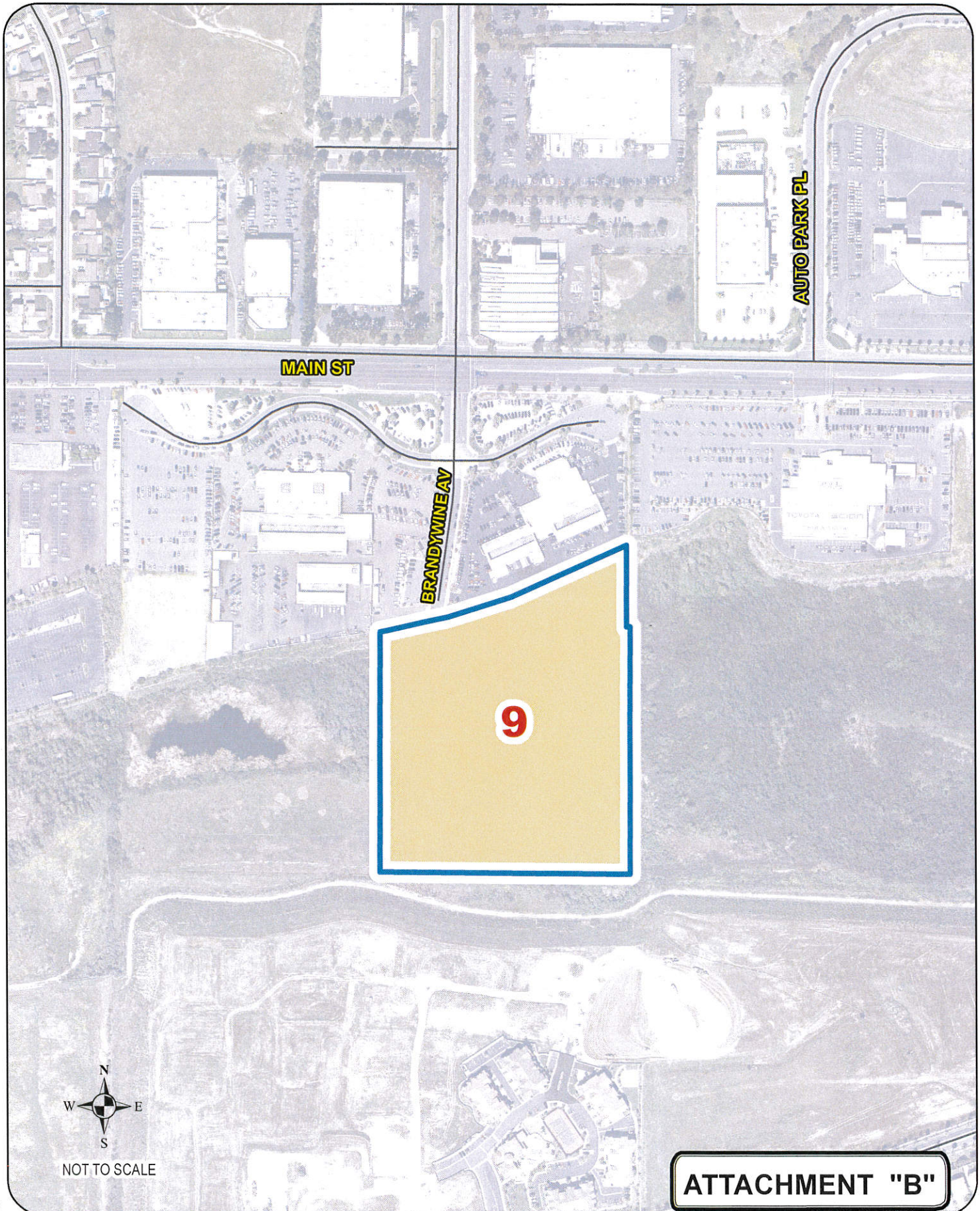


Long Ranch Property Management Plan: Property Inventory Parcels





Long Ranch Property Management Plan: Property Inventory Parcels





LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state "[Agency Name] Long-Range Property Management Plan". The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **Successor Agency City of Chula Vista**

Date Finding of Completion Received: May 7, 2013

Date Oversight Board Approved LRPMP: May 12, 2014

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

☒ Yes ☐ No

For each property the plan includes the purpose for which the property was acquired.

☒ Yes ☐ No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

☒ Yes ☐ No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

☒ Yes ☐ No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

☒ Yes ☐ No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

☒ Yes ☐ No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

☒ Yes ☐ No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

☒ Yes ☐ No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

☒ Yes ☐ No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

☒ Yes ☐ No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name: Eric Crockett

Name:

Title: Assistant Director

Title:

Phone: 619-476-5341

Phone:

Email: ecrockett@chulavistaca.gov

Email:

Date: May 27, 2014

Date:

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: ☐ APPROVED ☐ DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: ☐ YES DATE AGENCY NOTIFIED: _____